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Construction of additional office facilities at the Economic Commission for Africa in Addis Ababa

Report of the Advisory Committee on Administrative and Budgetary Questions

1. The Advisory Committee on Administrative and Budgetary Questions has considered the report of the Secretary-General on the construction of additional office facilities at the Economic Commission for Africa (ECA) in Addis Ababa (A/61/158). During its consideration of the report, the Committee met with representatives of the Secretary-General who provided additional information and clarification.

2. The report of the Secretary-General was submitted pursuant to the request in General Assembly resolution 56/270 of 27 March 2002 that the Secretary-General report on an annual basis on progress made in the construction of additional office facilities at ECA. The Committee notes that the report contains an update on actions taken to implement the project since the Secretary-General's previous report (A/60/532).

3. The report of the Secretary-General presents a breakdown of the cost plan in the amount of $11,383,300, as approved by the General Assembly in section VII of its resolution 60/248 of 23 December 2005. The Advisory Committee notes that the previous cost plan, as presented by the Secretary-General in table 3 of his report (A/60/532), projected expenditures in the amount of $8,992,700, of which $7,711,800, requested by the Secretary-General in 2001 (A/56/672), had been approved by the General Assembly in its resolution 56/270.

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Comparative cost plan

(United States dollars)

	Estimated costs[a] approved in 2005[b]	*Estimated costs based on construction documents, 2005*	*Estimated costs approved in 2001 (A/56/672)*
Construction costs	7 488 600	5 617 600	4 400 500
Design, consultancy services	774 700	626 700	440 000
Site work, fire protection, local area networks/wide area networks, lighting, security, audio systems	1 153 300	1 080 000	1 015 500
Workstations and furniture	262 800	262 800	262 800
Project coordination	610 200[c]	508 200[c]	508 200[c]
Construction contingencies	1 093 700	897 400	662 700
Inflationary increases, currency fluctuation	—	—	422 100
Total	**11 383 300[a]**	**8 992 700[a]**	**7 711 800**

[a] Includes estimated provision for contingencies, inflation and currency fluctuations.
[b] By General Assembly resolution 60/248.
[c] Represents costs for architectural and project management services (on a consultancy basis).

4. The Committee notes from paragraphs 1 and 2 of the report of the Secretary-General (A/61/158) that the cost increase is in accordance with resolution 60/248, in which the General Assembly endorsed the recommendations of the Advisory Committee (A/60/7/Add.21) to expand the scope of the project to include the construction of two additional floors to be completed simultaneously with the originally approved four floors. The total capacity of the new office facilities would therefore be 9,550 square metres, with a total estimated project cost of $11,383,300. The Advisory Committee was assured that no further cost increases were anticipated.

5. Upon enquiry, the Committee was provided with information on the status of expenditures as at 13 September 2006, as follows:

Additional information on status of expenditures as at 13 September 2006

(United States dollars)

Object of expenditure	*2002-2003*	*2004-2005*	*2006[a]*	*Total expenditure*
Staff and other personnel costs (GTA)	63 600	162 761	—	**226 361**
Contractual services	162 100	361 551	286 085	**809 736**
Total	**225 700**	**524 312**	**286 085**	**1 036 097**

[a] Per IMIS as at 13 September 2006. ECA had not yet reflected its expenditures as at that date.

6. The Committee notes from paragraphs 4 and 5 of the report of the Secretary-General that the title deed has been signed, giving ECA possession of the land. Paragraph 5 indicates that the addendum, which is an integral part of the deed, is pending approval by the host country Government.

7. With regard to the appointment of a project coordinator, as indicated in paragraph 10 of the report of the Secretary-General, the Advisory Committee was assured that the recruitment process was under way and that a coordinator would be on board in time to manage the construction phase of the project.

8. **The Advisory Committee recommends that the General Assembly take note of the report of the Secretary-General on the construction of additional office facilities at the Economic Commission for Africa in Addis Ababa (A/61/158).**